

# PLANNING AND DEVELOPMENT

## Code Compliance Division



**CLEARWATER**  
BRIGHT AND BEAUTIFUL · BAY TO BEACH



# GOALS OF CODE COMPLIANCE



- **Maintain & Improve Quality Of Life**
- **Ensure Community Standards Met**
- **Provide Line Of Communication  
Between City & Residents**
- **Provide Fair & Equitable Enforcement  
That Fits Type & Circumstance Of  
Violation**

# APPROACH TO CODE COMPLIANCE

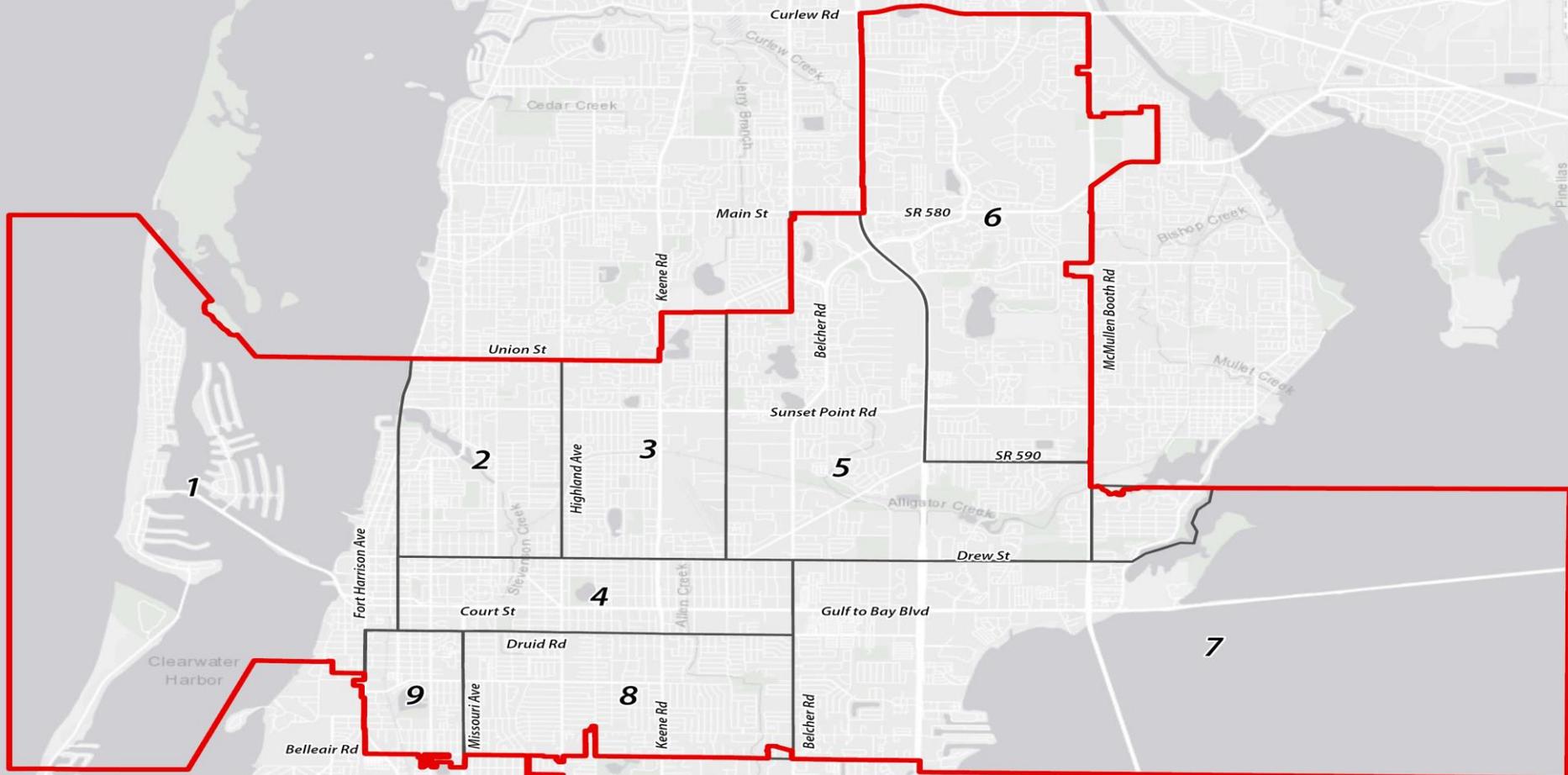
- **Proactive Identification Of Violations - Staff Initiated**
- **Compliant-Driven**
- **Work With Other Departments – Police, Parks, Solid Waste**
- **Obtain Compliance Through Education, Communication & Cooperation**



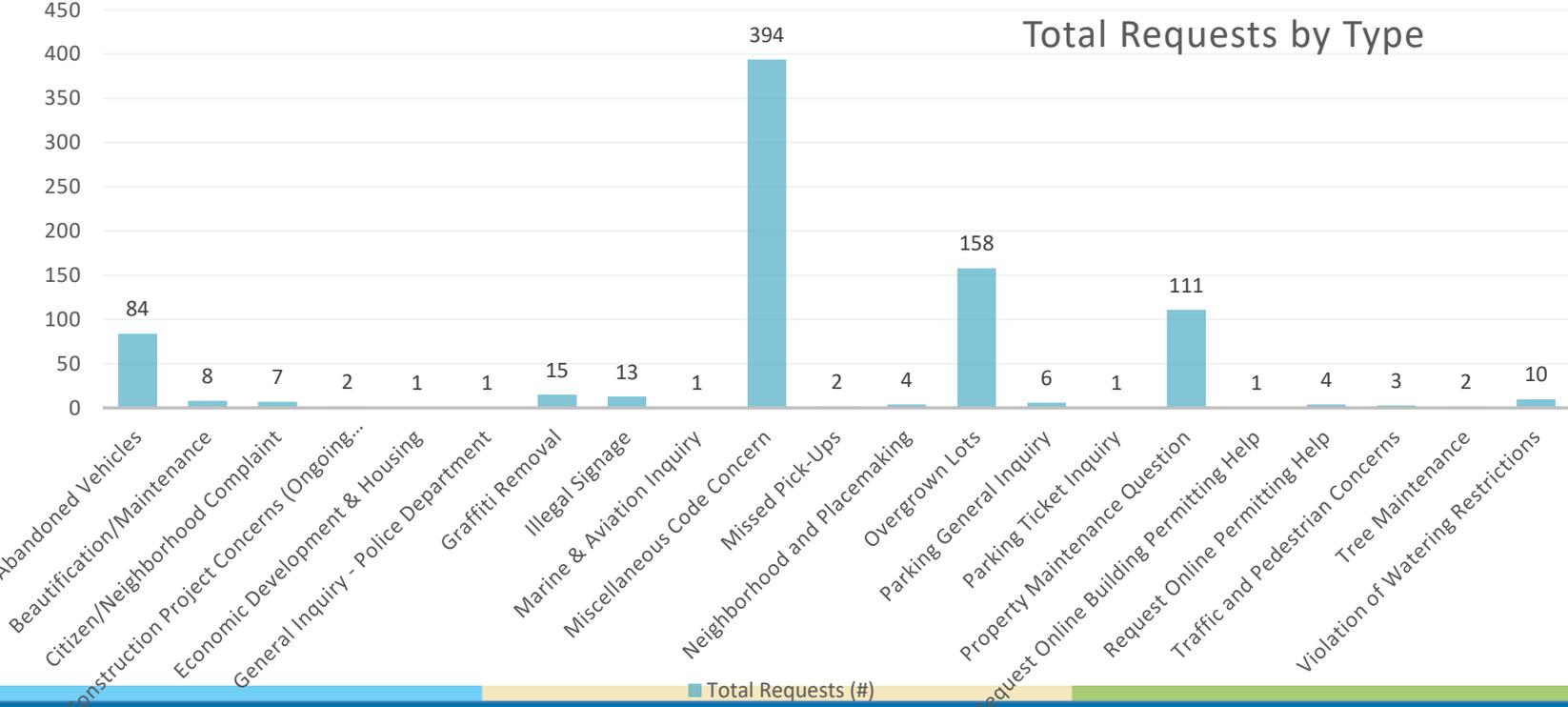
# CODE COMPLIANCE DIVISION STAFFING



- **17 FTEs & 0.5 Seasonal FTE**
  - **Manager**
  - **Code Compliance Supervisor (Vacant)**
  - **Inspection Specialist (Vacant)**
  - **9 Zone Inspectors (In Process Of Filling 1 Vacancy)**
  - **BTR Inspector**
  - **Sign Inspector (In Process Of Filling Vacancy)**
  - **2 Development Review Technicians (1 Vacant)**
  - **Customer Service Representative (Soon To Be Vacant)**



# CODE COMPLIANCE COMPLAINTS/ QUESTIONS VIA CLEARWATER CONNECT

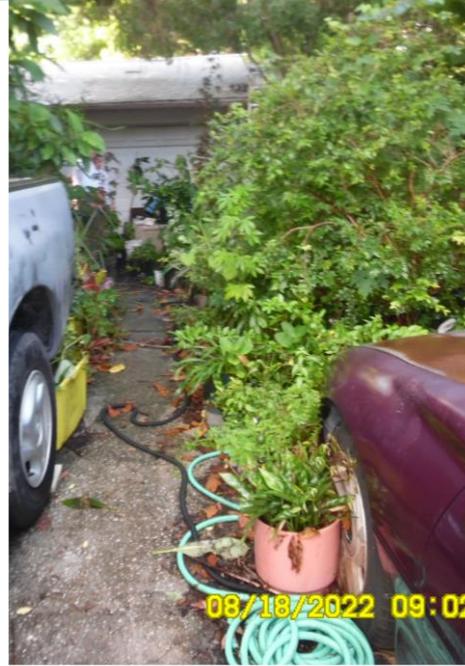


# Examples of Violations Investigated

- **Overgrown Grass & Vegetation**
- **Accumulation Of Debris Or Outdoor Storage Of Junk**
- **Hazardous & Unmaintained Pools**
- **Inoperable Vehicles**
- **Abandoned Structures & Vacant Properties**
- **Transient Camps**
- **Property Maintenance (Exterior Surfaces/Roofs/Windows/Fences)**
- **Residential Parking Issues**
- **Graffiti**
- **Unlawful Or Improper Signage**
- **Unapproved Business Being Operated**
- **Short-Term Rentals Of Residential Property**
- **Intrusive Lighting Issues- Including Sea Turtle Lighting**

## **CURRENT WORKLOAD**

- **485 Current Active Code Cases**
- **2560 New Code Violation Cases Opened Year-To-Date**
- **Reduced Delinquent BTR Accounts From >150 To 37 Over Past Few Months**



# WHAT CAN RESIDENTS EXPECT WHEN VIOLATION EXISTS?

# Enforcement Process

## Non-Nuisance Cases

- **Verify Violation Exists (Document)**
- **Issue Courtesy Notice/Door Hanger (Make Contact With Property Owner)**
- **If No Response – Issue NOV With Timeframe To Correct (5-30 Days)**
- **If Not Corrected After Timeframe Provided – Post Property & City Hall**
- **Schedule Case For MCEB Hearing**
- **If MCEB Finds Owner in Violation, Deadline For Compliance Is Given. MCEB Also Provides For Lien Amount To Be Placed On Property Each Day Violation Exists Beyond Compliance Date**
- **Owners Complies Or Lien Is Placed On Property**
- **NTA Can Be Issued As Alternative to MCEB**

# Enforcement Process

## Nuisance Cases

- **Verify Violation Exists (Document)**
- **Issue Courtesy Notice/Door Hanger (Make Contact With Property Owner)**
- **If No Response - Post Property Requiring Compliance In 10 Days (Also Display Posting At City Hall)**
- **If No Compliance After Posting, Schedule For Next Available MCEB Hearing**
- **If Found In Violation By MCEB, Can Abate Nuisance Five Days After Issuance Of MCEB Order If Not Corrected Or Have Lien Placed On Property**

# ENFORCEMENT PROCESS

- **City  
Abatement  
Of Nuisance  
Violations**
- **Repeat  
Violations**



# CHALLENGES FOR CODE COMPLIANCE

Due Process  
Required

Limitations Of  
Homesteaded  
Properties (Can't  
Foreclosure on Liens)

Lack Of Owner  
Resources

Unresponsive  
Owners

Older Properties  
That Pre-Date  
Current Code  
Requirements

Hoarding, Short-  
Term Rentals

# CURRENT DEPARTMENT INITIATIVES



- **Revised Inspector Training Program**
- **Working With Legal To Streamline Internal Policies**
- **Developing More Accurate Metrics That Assess Productivity**
- **Developing Relationships With New Police Department Community Liaisons**
- **Increasing Levels Of Neighborhood Communication**
- **Developing Thank You Door Hanger**

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